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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

MA&UD DEPT. - VMRDA – VSP - PLANNING - PROPOSAL FOR CHANGE OF LAND USE FROM KAMBALAKONDA ECO SENSITIVE ZONE TO MIXED USE ZONE-2 (BAIA) IN SY.NOS.70/1P, 70/3P 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9,72/10, 73/P & 74/3 OF GAMBHEERAM (V), ANANDAPURAM (M), VISAKHAPATNAM DISTRICT TO AN EXTENT OF 55,660 SQ.YDS. (OR) 46540.50 SQ.MTS (OR) AC.11.50 CTS APPLIED BY M/S. GAMBHEERAM PROPERTIES, VISAKHAPATNAM REPRESENTED BY SRI K.UMESH - REPORT SUBMITTED - ORDERS REQUESTED - DRAFT VARIATION NOTIFICATION ISSUED - REG.

[Memo.No.2022199/M2/2023, Municipal Administration & Urban Development (M) Department, 24th March, 2023]

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, Municipal Administration & Urban Development Department, dated:08.11.2021, which is proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Amaravati, Guntur District, Andhra Pradesh, subject to following conditions:

1. The applicants shall pay the development / conversion charges etc., at the time of development permission, as per prevailing rules to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
2. The applicant has to submit registered sale deed document for the remaining extent of Ac.0.09cts, covered in Sy.no.72/8 of Gambheeram village located in between the applicant's land at South West corner and for the said land, before coming for development of site.
3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act; and
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

DRAFT VARIATION

The Proposed site is falling in Sy.Nos.70/1P, 70/3P 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9,72/10, 73/P & 74/3 of Gambheeram (V), Anandapuram (M), Visakhapatnam District, admeasuring an extent of Ac.11.50cts (OR) 55,660 Sq.yds. The boundaries which are given in the scheduled below which was earmarked as Eco-sensitive Zone in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is now proposed to Mixed Use zone-2 (BAIA) which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

Parce-1 (North part):

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| North : | Vacant Land in sy.no.70p, 73p of Gambheeram (V) & Prop. 18mts wide Master Plan Road. |
| East : | Partly Govt. land & Partly Zeroithy land. |
| South : | 12Mts. to 18Mts. wide existing road. |
| West : | Govt. land (Vagu). |

Parcel-2 (South part):

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| North : | 12Mts. to 18Mts. wide existing road. |
| East : | Partly Govt. land & Partly Zeroithy land. |
| South : | Govt. land (Vagu). |
| West : | Govt. land (Vagu). |

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT